

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MAY 31, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SE-00-Y-005, DAMON HARWOOD COMPANY, INC., BE DEFERRED FROM MAY 31, 2000 TO A DATE CERTAIN OF JUNE 22, 2000.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SEA-98-Y-007, CV METROTECH, L.C., BE DEFERRED FROM MAY 31, 2000 TO A DATE CERTAIN OF JUNE 22, 2000.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ-1999-SU-071, BADREDDIN PLASEIED, BE FURTHER DEFERRED FROM MAY 31, 2000 TO A DATE CERTAIN OF JUNE 22, 2000.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Downer, citing unresolved issues, announced her intent to defer the public hearing on RZ-2000-DR-002, Janet and Lois Beall, from June 1, 2000 to a date certain of June 14, 2000.

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Commissioner Harsel MOVED THAT SPA-81-A-022-6, CALVARY MEMORIAL PARK, INC. AND FAIRFAX MEMORIAL PARK, SCHEDULED BEFORE THE BOARD OF ZONING APPEALS ON JUNE 20, 2000 BE PULLED FOR A PUBLIC HEARING BEFORE THE PLANNING COMMISSION ON JULY 12, 2000 AND THAT THE BZA DEFER ITS HEARING UNTIL AFTER THAT DATE.

Commissioner Byers seconded the motion which carried unanimously.

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Chairman Murphy noted that Marguerite Dalton, who had served on the Planning Commission from the Mason District from 1963 to 1976, passed away on May 22, 2000. He conveyed the Commission's deepest sympathy to the Dalton family.

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Chairman Murphy reminded Commissioners that the Fairfax Fair would take place from June 9 through 11, 2000 and that the Planning Commission would not meet on June 7 and June 8, 2000 due to the setup necessary for that event.

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S99-I-A1 - OUT-OF-TURN PLAN AMENDMENT (Mason District)  
(Decision Only - Public Hearing held on May 18, 2000)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT OUT-OF-TURN PLAN AMENDMENT S99-I-A1 BE APPROVED, AS SHOWN ON PAGES 5 AND 6 OF THE STAFF REPORT DATED MAY 4, 2000, WITH THREE MODIFICATIONS:

MODIFY THE FIFTH SENTENCE OF THE STAFF  
RECOMMENDATION TO READ: "ADDITIONAL OFFICE USE  
SHOULD BE LIMITED WITHIN THE AREA DUE TO THE  
AREA'S SINGLE POINT OF ACCESS TO EDSALL ROAD."

THE SECOND MODIFICATION IS TO THE SIXTH SENTENCE  
OF THE STAFF RECOMMENDATION: END AT NUMBER 3

AND ADD NEW SENTENCE: "MAINTAIN ADEQUATE  
VEHICULAR ACCESS AND SAFETY WITHIN THIS AREA."  
NUMBER 4 WILL READ: "FUTURE DEVELOPMENT SHALL  
BE DESIGNED IN A MANNER THAT INHIBITS CUT-THROUGH  
TRAFFIC IN THE ADJACENT RESIDENTIAL COMMUNITY."

Commissioners Byers and Kelso seconded the motion which carried by a vote of 10-0-2  
with Commissioners Alcorn and Smyth abstaining.

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FS-Y00-59 - METRICOM, 4511 Daly Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE DIRECTOR'S  
DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY  
METRICOM, INC., FOR THE EXISTING MONOPOLE AT THE BROOKFIELD CORPORATE  
CENTER AT 4511 DALY DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS  
OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN"  
PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-1999-PR-060 - RIVER TOWERS BLDG. NUMBER 3 JOINT VENTURE  
FDP-1999-PR-060 - RIVER TOWERS BLDG. NUMBER 3 JOINT VENTURE  
(Decision Only - Public Hearing held on May 25, 2000)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND  
THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-PR-060, SUBJECT TO  
THE EXECUTION OF THE DRAFT PROFFERS DATED MAY 31, 2000.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with  
Commissioner Murphy abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-  
PR-060, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-PR-060.

Commissioner Alcorn seconded the motion which carried by a vote of 11-0-1 with  
Commissioner Murphy abstaining.

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#9773-SP-02 - WEST\*PARK - GANNETT/USA TODAY (Providence District)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT  
THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL

SERVICES, OR HIS DESIGNEE, APPROVE THE SITE PLAN FOR RECREATION FACILITIES AT 7950 JONES BRANCH DRIVE IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioner Byers seconded the motion which carried unanimously.

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SEA-82-C-027 - WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS

SEA-81-C-027-2 - WOLF TRAP FOUNDATION THE PERFORMING ARTS

(Decision Only- Public Hearing was held on May 25, 2000.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-81-C-027-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 25, 2000.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING FOR SEA-81-C-027-2 BE MODIFIED ALONG THE NORTH, SOUTH AND WEST PROPERTY LINES TO PERMIT THE EXISTING VEGETATION AS DEPICTED ON THE SEA PLAT.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS FOR SEA-81-C-027-2 BE WAIVED ALONG THE NORTH, SOUTH AND WEST PROPERTIES LINES IN LIEU OF THE EXISTING BARRIERS AS DEPICTED ON THE SEA PLAT.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-82-C-027, SUBJECT TO REVISED DEVELOPMENT CONDITIONS DATED MAY 31, 2000.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENT FOR SEA-82-C-027 BE MODIFIED ALONG THE NORTH, SOUTH AND A PORTION OF THE WESTERN PROPERTY LINES TO PERMIT THE EXISTING AND PROPOSED VEGETATION AS DEPICTED ON THE SEA PLAT.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS FOR SEA-82-C-027 BE WAIVED ALONG THE NORTH, SOUTH AND A PORTION OF THE WESTERN PROPERTY LINE.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD BE WAIVED.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

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#### ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. RZ-1998-SP-062 - CENTEX HOMES
2. 2232-H00-10 - BELL ATLANTIC MOBILE, INC.

This order was accepted without objection.

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Since the first case was in the Springfield District, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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RZ-1998-SP-062 - CENTEX HOMES - Appl. to rezone from R-1 to R-2 to permit cluster residential development at a density of 2.32 du/ac including bonus density for provision of ADUs on property located on the S. side of Hooes Rd., approx. 400 ft. W. of its intersection w/Beechwood Dr. on approx. 28.71 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 89-4((1))24, 25, 26; 89-4 ((2))14, 15, 16 pt. & 17B pt.; 90-3((2))1 and 1A and 20 ft. private outlet road. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, L.L.P., reaffirmed the affidavit dated May 31, 2000. There were no disclosures by Commission members.

Ms. Catherine Lewis, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Commissioner Murphy pointed out that the applicant had provided a duplex configuration for the Affordable Dwelling Units (ADUs) which was enthusiastically supported by the Redevelopment Housing Authority.

Mr. Lawrence stated that the proposed development was in conformance with the Comprehensive Plan and all staff issues pertaining to the environment, transportation, land use design and ADUs had been addressed. He noted that the application satisfied the residential density criteria and that proffers provided for the preservation of the Accotink Stream Valley and an onsite Countywide trail.

In response to a question from Commissioner Wilson, Mr. Lawrence said that the applicant would be agreeable to a proffer which prohibited the use of "popsicle stick" signs advertising their development in compliance with the County Sign Ordinance.

Commissioner Palatiello commented that a State law existed which prohibited the use of such signs, therefore a proffer was not necessary. Commissioner Wilson noted that while such signs were prohibited by a County Ordinance as well as by State law, the Ordinance was difficult to enforce. Commissioner Murphy said that he was in favor of a proffer committing an applicant to obey all State laws and local sign ordinances because compliance would then become a civil matter and easier to enforce. Mr. Lawrence reiterated the applicant's support for such a proffer.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Ms. Ponneh Aliabadi, 7365 Beechwood Drive, Springfield, speaking on behalf of her father, Mohammad Aliabadi, said he had built five of the homes on Beechwood Drive, one of which was his residence. She referred to a letter dated May 22, 2000 to the Planning Commission (a copy of which is in the date file) which explained that Mr. Aliabadi was responsible for the maintenance of Beechwood Drive. She said her father had been unsuccessful in getting the Virginia Department of Transportation (VDOT) to take over responsibility for the road and requested that Centex assume responsibility.

Ms. Aliabadi responded to questions from Commissioner Murphy about the reasons VDOT would not take over the road. Chairman Murphy said that since there appeared to be a legal issue involved, he would refer the matter to the County Attorney's Office, but would not defer the public hearing.

In response to a question from Commissioner Hall, Ms. Lewis said Beechwood Drive had been dedicated to the County as part of Mr. Aliabadi's subdivision, but had not been

incorporated into the state's secondary system because certain standards had not been met. In response to a question from Commissioner Hall, Ms. Kristen Abrahamson, ZED, DPZ, said that as part of a subdivision, a road was dedicated and became public right-of-way, however, it had to meet certain standards before it was accepted into the State road system, and that apparently Beechwood Drive had not met those standards.

Mr. Mohammad Aliabadi, 7365 Beechwood Drive, Springfield, responded to questions from Commissioner Koch about the ownership of Beechwood Drive.

Mr. Al Vaxmonsky, 7375 Beechwood Drive, Springfield, expressed opposition to the proposed density and said his quality of life would be threatened if the application was approved.

Mr. Vaxmonsky responded to questions from Vice Chairman Byers and Commissioner Alcorn about his position.

Mr. David Meier, 7709 Hooes Road, Springfield, expressed support for the proposed development.

Mr. Larry Johnson, 7705 Hooes Road, Springfield, also expressed support for the proposed development.

Mr. Robert Chen, 7404 Beechwood Drive, Springfield, said he was concerned about unsafe conditions on Hooes Road.

Mr. Nathan Terry, 7655 Hooes Road, Springfield, said the proposed density was not compatible with existing development. He also said that he was concerned about traffic on Hooes Road.

Ms. Fazeleh Rassouli, 7701 Hooes Road, Springfield, said she had been unaware of the subject application until she received notice about tonight's public hearing. She expressed concern about the ability of Hooes Road to handle additional traffic.

Commissioner Hall commented that she thought the status of Beechwood Drive should be resolved as soon as possible, so as not to have an impact on the proposed development.

In response to a question from Commissioner Smyth, Mr. Lawrence said that the applicant would install sidewalks, curbs and gutters on their section of Beechwood Drive and would be responsible for any damage to it caused by their construction.

Commissioner Murphy noted that he was going to defer a decision on this application after the public hearing was held to allow time to resolve the status of Beechwood Drive.

Ms. Lewis responded to questions from Commissioners Palatiello and Alcorn about the density of the surrounding area.

Mr. David Abdo, 7395 Beechwood Drive, Springfield, expressed opposition to the proposed development. He said that the U. S. Postal Service would not deliver mail to his home because Beechwood Drive was not a State road, and requested that this issue be resolved. He also expressed concerns about traffic on Hooes Road and a proposed trail along Accotink Creek.

There being no further speakers, Vice Chairman Byers called upon Mr. Lawrence for a rebuttal statement.

Mr. Lawrence said the trail was part of a County-wide comprehensive trail system in the Accotink Stream Valley park and that the requested density was fully justified. He noted that the staff report stated that all transportation issues had been satisfactorily addressed. He said it was Mr. Aliabadi's responsibility to bring Beechwood Drive into conformance with State standards and that Centex was not obligated to take over his responsibility.

Mr. Lawrence and Mr. Michael Hummel, Centex Homes, responded to questions from Commissioners Alcorn and Harsel about access to the proposed development. In response to a question from Commissioner Hall, Mr. Hummel said that hopefully by the time the first home was occupied, Beechwood Drive would have been taken into the State system, therefore, mail delivery would not be a problem.

Mr. Lawrence, Commissioners Hall, Murphy, Downer and Moon discussed the status of Beechwood Drive.

There being no further questions or comments from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE DECISION ONLY ON RZ-1998-SP-062 BE DEFERRED TO A DATE CERTAIN OF JUNE 21, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Alcorn seconded the motion which carried unanimously.

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The Commission recessed at 10:10 p.m. and reconvened at 10:30 p.m. Chairman Murphy resumed the Chair.

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2232-H00-10 - BELL ATLANTIC MOBILE, INC. - Appl. to establish a telecommunications facility, consisting of a 150-ft. tall monopole, panel antennas, and an equipment shelter, located at the VDOT maintenance yard between the Dulles



Airport Toll Rd. and Sunset Hills Rd. in Reston. The application also includes co-located telecommunications facilities established by AT&T Wireless Services, consisting of panel antennas & an equipment shelter, and by Nextel Communications of the Mid-Atlantic, Inc., consisting of panel antennas and an equipment shelter. Tax Map 18-3((1))7A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff concluded that the telecommunications facility failed to satisfy the criteria of location, character and extent of Section 15.2-2232 of the Code of Virginia and was not substantially in accord with the provisions of the adopted Comprehensive Plan.

Jonathan Rak, Esquire, with Wilkes, Artis, Hedrick and Lane, said the application was a request to approve an already established monopole located in a Virginia Department of Transportation (VDOT) equipment yard along the Dulles Toll Road. He said prior to the construction of the pole, Bell Atlantic had solicited comments from local civic associations and had made some revisions as a result. He explained that the site was optimal from a radio frequency perspective and fulfilled coverage and capacity needs in the area. He noted that the primary concern of staff was the visual impact of the pole on nearby residential properties. He showed slides which demonstrated the visibility of the pole from various locations and noted that while it was visible from the Toll Road, other structures were also.

Commissioner Palatiello commented that Mr. Rak's presentation did not show the visibility of the pole from locations where it was the most obtrusive.

Mr. Rak responded to questions from Commissioner Smyth about alternative locations; from Commissioner Alcorn about visibility of the pole from the public way; and from Commissioner Palatiello about the height of the pole.

In response to a question from Commissioner Hall, Mr. Rak said that VDOT had a camera on the pole. He added that Verizon Wireless owned the pole and that AT&T Wireless and Nextel Communications were co-located on it. Responding to another question from Commissioner Hall, Mr. James Golden, Verizon Wireless, said that they were in ongoing discussions with VDOT about turning ownership of the pole over to them.

Chairman Murphy called the first listed speaker.

Edward Donohue, Esquire, with Cole, Raywid and Braverman, speaking on behalf of AT&T Wireless Services, expressed support for the application and noted that the site met many of the objectives of the Comprehensive Plan. He explained that no other location would provide the coverage needed by AT&T in this area.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, said his house was located directly across the street from the subject pole. He said if his property adjacent to this area were rezoned, it would allow him to develop it so that the tower would not be visually obtrusive.

Mr. Bruce Bennett, 1459 Hunter View Farms, Vienna, said that there had been no consideration of citizen concerns when the tower was first constructed.

Mr. Sean Hughes, speaking on behalf of Nextel Communications, said that Nextel Communications was co-located on the pole and the site provided the coverage needed in the area.

Mr. Paul Brotsky, Radio Frequency Engineer with Nextel Communications, responded to questions from Commissioners Palatiello and Harsel about the overall quality of coverage in the vicinity.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, expressed opposition to the application. She read a letter from Feliza Kepler, 1738 Dressage Drive, Reston, on behalf of the Equestrian Park Homeowners Association, which also expressed opposition to the monopole.

Ms. Jeannette Toomey, representing the Steering Committee of the Hunter Mill Defense League, said the monopole was a looming presence in the vicinity and urged that the community, carriers and the County work together to develop poles that were less obtrusive.

There being no further speakers, Chairman Murphy called upon Mr. Rak for a rebuttal statement.

Mr. Rak said the applicant was willing to work with citizens in an effort to address the issues and requested that a decision on this matter be deferred to allow time to do so.

Mr. Rak responded to a question from Commissioners Byers and Hall about the possibility of reducing the height of the pole.

There were no further comments or questions from the Commission and no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this application. (Verbatim excerpts are in the date ile.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-H00-10 TO A DATE CERTAIN OF JUNE 28, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote.

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The meeting was adjourned at 11:32 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 1, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission